



Enterprise Town Advisory Board MINUTES

Date & Time: April 1, 2015, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
David Chestnut Laura Ring Adrian Shahbazian

Secretary: Edie Krieger

County Officials:
County Liaison: Mike Shannon
Current Planning Staff: Greg Cervan

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER: The meeting was called to order by the Chair

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on March 11 2015. Requires a vote of the Board.
Motion to approve the minutes by Frank Kapriva:
Approved: 5-0



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2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following applications are companion items and will be heard together respectively:

3. TM-0039-15 - LEWIS INVESTMENT CO NV, LLC

5. VS-0123-15 - LEWIS INVESTMENT CO NV, LLC

9. ZC-0122-15 – LEWIS INVESTMENT CO NV, LLC

4. TM-0045-15 - SIMKINS LIVING TRUST

6. VS-0143-15 - SIMKINS LIVING TRUST

12. ZC-0142-15 – SIMKINS LIVING TRUST

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The following applications have been held to the April 15, 2015 TAB meeting per request of the applicants respectively:

8. WS-0133-15 – DIAMOND PLACID, LLC

14. WS-0015-15 – MAK ZAK

15. TM-0005-15 - MAK ZAK

The following application has been withdrawn without prejudice by the applicant:

7. WS-0131-15 – DIAMOND ELDORADO, LLC

Motion to approve the agenda with changes as noted above by Frank Kapriva:

Approved: 5-0

ANNOUNCEMENTS

NONE

GENERAL BUSINESS:

NONE

ZONING AGENDA:

1. DR-0114-15 – WJVC, LLC:

DESIGN REVIEW for lighting in conjunction with an approved office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Camero Avenue (alignment) and Duneville Street within Enterprise. SB/gc/ml (For possible action) **04/21/15 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0

2. VS-0110-15 – PLUNKETT, CARL, INC:

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Oleta Avenue and between Hauck Street and Decatur Boulevard within Enterprise (description on file). SB/co/ml (For possible action) **04/21/15 PC**

BOARD OF COUNTY COMMISSIONERS

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DON BURNETTE, County Manager



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Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

3. **TM-0039-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
TENTATIVE MAP consisting of 249 single family residential lots and common lots on a 38.4 acre portion of 167.0 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the south side of Serene Avenue within Enterprise. SB/rk/ml (For possible action) **04/22/15 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

4. **TM-0045-15 - SIMKINS LIVING TRUST, ET AL:**
TENTATIVE MAP consisting of 112 single family residential lots and common lots on 22.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue, 1,200 feet east of Decatur Boulevard within Enterprise. SB/dg/ml (For possible action) **04/22/15 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

5. **VS-0123-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Richmar Avenue (alignment) and between Conquistador Street (alignment) and Hualapai Way (alignment) and a portion of right-of-way being Hualapai Way located between Serene Avenue (alignment), and Gary Avenue (alignment) within Enterprise (description on file). SB/rk/ml (For possible action) **04/22/15 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

6. **VS-0143-15 - SIMKINS LIVING TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Jo Rae Avenue (alignment) and between Cameron Street (alignment) and Arville Street (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **04/22/15 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

7. **WS-0131-15 – DIAMOND ELDORADO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) roof pitch; 3)



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landscaping and screening; and 4) non-standard off-site improvements in conjunction with a storage yard. **DESIGN REVIEW** for an outside storage yard with modular office buildings on 2.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Eldorado Lane (alignment), 1,240 feet east of Lindell Road within Enterprise. SS/al/ml (For possible action) **04/22/15 BCC**

Withdrawn without prejudice by the applicant.

8. **WS-0133-15 – DIAMOND PLACID, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with an office/warehouse building.
DESIGN REVIEW for an office/warehouse building on 2.3 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the west side of Placid Street, 300 feet north of Arby Avenue within Enterprise. SS/al/ml (For possible action) **04/22/15 BCC**

HELD to the 4-15-15 TAB meeting per request of the applicant

9. **ZC-0122-15 – LEWIS INVESTMENT CO NV, LLC, ET AL:**
ZONE CHANGE to reclassify a 38.4 acre portion of 167.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce width of right-of-way dedication.
DESIGN REVIEW for a single family residential development with a portion of the development within the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the south side of Serene Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **04/22/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and,

Add Current Planning conditions:

- All pole mounted lighting to be fully shielded including street lighting;
- Design review as a public hearing for significant changes to plans;

Motion passed 4-1 (AS nay)

10. **ZC-0130-15 – REDWOOD & GARY, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.
USE PERMIT for offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) landscaping adjacent to a less intense use; 3) setback for a trash enclosure; and 4) off-site improvements (sidewalk and streetlights only).
DESIGN REVIEW for an office/warehouse development with an ancillary outside storage area. Generally located on the northwest corner of Redwood Street and Gary Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **04/22/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

EXCEPT Current Planning bullet #2

Motion passed 5-0



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11. **ZC-0132-15 – PTL 215, LLC:**

ZONE CHANGE to reclassify 0.2 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-1 (Light Manufacturing) (AE-60) Zone.

USE PERMIT to allow offices as a principal use in conjunction with an existing office/warehouse building.

WAIVER OF DEVELOPMENT STANDARDS to allow modified landscaping.

DESIGN REVIEW for modifications and an expansion to a parking lot in conjunction with an existing office/warehouse building on a 0.6 acre portion of an existing office/warehouse complex in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located 325 feet south of Wagon Trail Avenue on the west side of Hinson Street (alignment), and the north side of Martin Avenue within Enterprise (description on file). SS/pb/ml (For possible action) **04/22/15 BCC**

Motion by Frank Kapriva

APPROVE per staff conditions

Motion passed 5-0

12. **ZC-0142-15 – SIMKINS LIVING TRUST, ET AL:**

ZONE CHANGE to reclassify 22.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEW for a single family residential development. Generally located on the north side of Frias Avenue, 1,200 feet east of Decatur Boulevard within Enterprise (description on file). SB/dg/ml (For possible action) **04/22/15 BCC**

Motion by Frank Kapriva

APPROVE per staff conditions and

Add Current Planning conditions:

- All pole mounted lighting to be fully shielded including street lighting.
- Design review as a public hearing for significant changes to plans

Motion passed 5-0

13. **UC-0078-15 – SOUTHERN HILLS BAPTIST CHURCH:**

USE PERMITS for the following: 1) allow a place of worship; 2) increased building height; and 3) reduced setbacks.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced on-site parking; 2) alternative landscaping; and 3) off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **04/08/15 BCC**

PREVIOUS ACTION

Enterprise TAB March 11, 2015: HELD to the April 1, 2015 TAB meeting per request of the applicant: (not previously heard)

Motion by Dave Chestnut

APPROVE Use Permit #1, 2, & 3;

APPROVE Waiver of Development Standards #2;

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DENY Waivers of Development Standards #1 & 3;

DENY Design Review;

STRIKE Current Planning bullet #3;

CHANGE Public Works – Development Review condition #3 to read:

- Right-of-way dedication to include 40 feet for Pebble Road and associated spandrels;

ADD Current Planning conditions,

- Design Review as a public hearing for lighting and signage;
- Design Review as a public hearing for significant changes to plans;

Per staff "if approved" conditions

Motion passed 5-0

14. **WS-0015-15 – MAK ZAK, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; 2) reduced setbacks; 3) alternative landscaping and screening; and 4) off-site improvements in conjunction with a single family residential development.

DESIGN REVIEW for a single family residential development on 10.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north and south sides of Camero Avenue of within Enterprise. SB/al/ml (For possible action) **04/07/15 PC**

PREVIOUS ACTION

Enterprise TAB February 11, 2015: HELD to the March 11, 2015 TAB meeting per request of the applicant: (not previously heard)

Enterprise TAB March 11, 2015: HELD to the April 1, 2015 TAB meeting per request of the applicant: (not previously heard)

HELD to the 4-15-15 TAB meeting per request of the applicant

15. **TM-0005-15 - MAK ZAK, LLC:**

TENTATIVE MAP consisting of 16 single family residential lots and common lots on 10.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north and south sides of Camero Avenue of within Enterprise. SB/al/ml (For possible action) **04/07/15 PC**

PREVIOUS ACTION

Enterprise TAB February 11, 2015: HELD to the March 11, 2015 TAB meeting per request of the applicant: (not previously heard)

Enterprise TAB March 11, 2015: HELD to the April 1, 2015 TAB meeting per request of the applicant: (not previously heard)

HELD to the 4-15-15 TAB meeting per request of the applicant

16. **UC-0754-12 (ET-0008-15) – KESICK, KEN & KALIAN:**

USE PERMIT FIRST EXTENSION OF TIME to commence temporary construction storage.

DESIGN REVIEW for a temporary construction storage yard on 2.3 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive (alignment), 250 feet south of Blue Diamond Road within Enterprise. SB/co/ml (For possible action) **04/07/15 PC**

PREVIOUS ACTION

Enterprise TAB March 11, 2015: The applicant did not appear. HELD to the April 1, 2015 TAB meeting

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DON BURNETTE, County Manager



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per action of the board: (not previously heard)

Motion by Dave Chestnut

**APPROVE per staff conditions and,
CHANGE Current Planning bullet #1 to read:**

- **Until April 1, 2016 to commence.**

Motion passed 5-0

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

Request from a board member that the chair put on the next agenda for additional business an opening discussion of the potential Arden rail business park overlay in the Arden area as a discussion item only at the 4-15-2015 TAB meeting and again for public comment at the 4-29-2015 TAB meeting for the board to determine a possible recommendation to forward to the Board of County Commissioners.

NEXT MEETING DATE: April 15, 2015, 6:00 p.m.

ADJOURNMENT:

Motion to adjourn by Cheryl Wilson

7:48 pm

Motion passed 5-0

BOARD OF COUNTY COMMISSIONERS

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